

Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET REPORT

Financial Year 2024 - 2025 in Review

SUNRISE BEACH



reedandco.co



Sunrise Beach

Welcome to the Sunrise Beach property report for the past 12 months ending 30 June 2025. After a slower start to the financial year, the last six months has seen steady improvement in both properties coming to market and consequently number of properties sold.

Houses and units have experienced similar price growth during this period of 7.5%. A few standouts have been a renovated beachfront home at 67 Tingira Crescent that sold for \$9,800,000 in February 2025. These homes directly overlooking Sunrise Beach, on the eastern side of the David Low Way are scarce and therefore valuable. Another notable sale was 2 Compass Place which sold in January for \$6,200,000. This is a large, high-quality construction with ocean glimpses.

“

There were another four home sales over \$4,000,000 for the year. High end sales do give confidence to the wider market, something that benefits the entire suburb.

Chris Roche

The median house price currently sits at \$1,900,000, an increase of 7.5% in the 12 months. The number of homes sold was 54, up 1.8% compared to the previous 12 month period. Average days on market has been 63, an increase of 34% from this time last year. This statistic best illustrates the longer buyer journey we are experiencing today.

Units have also experienced similar growth of 7.5%, with the median price now \$935,000. Number of units sold was 35 and median days on market of 32. Units are proving very attractive for price conscious buyers looking to grab a slice of a desirable location like Sunrise Beach.

Buyers today are definitely taking their time, but many are still looking for the right fit – something that matches their future plans, location preferences & lifestyle. We can still match a property to a discerning buyer, using our experience, local knowledge & world class marketing strategies.

Last 12 Months Activity

Realestate.com.au, July 2024 - June 2025

Median Sale Price

 **\$1,900,000**

Up 7.5% from last year

Sold Volume

 **54 sold**

Down 1.8% from last year

Price Growth

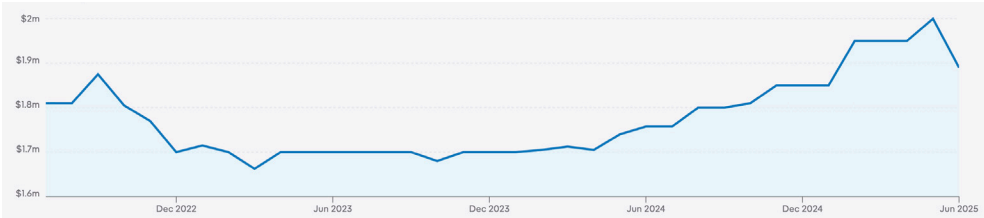
 **Up +7.5%**

Median Days on Market

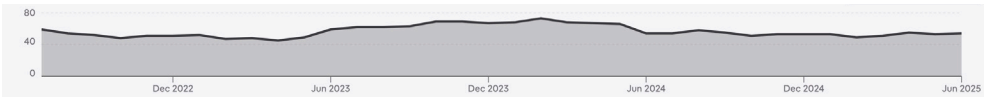
 **63 days**

Up 34% from last year

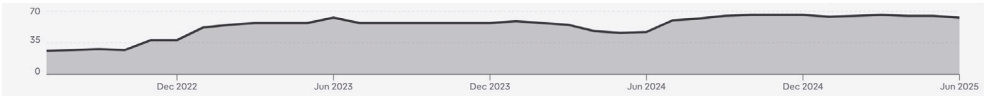
Median Sale Price (2 years)



Sold Volume (2 years)








Median Days on Market (2 years)








Top 8 Sales (Houses)

1

 **\$9,800,000**
66 Tingira Crescent
Sunrise Beach
 4  4  2  607m² | House






Sold date: 07 Feb 2025 | Distance: 0.8km

5

 **\$4,375,000**
22 Captains Court
Sunrise Beach
 4  3  3  772m² | House






Sold date: 20 Jan 2025 | Distance: 0.9km

2

 **\$6,200,000**
2 Compass Place
Sunrise Beach
 4  4  2  808m² | House






Sold date: 08 Jan 2025 | Distance: 0.6km

6

 **\$4,150,000**
82 Orient Drive
Sunrise Beach
 4  3  2  611m² | House






Sold date: 31 Jan 2025 | Distance: 0.5km

3

 **\$4,650,000**
1 Woodlark Rise
Sunrise Beach
 5  5  2  591m² | House






Sold date: 25 Mar 2025 | Distance: 0.3km

7

 **\$3,700,000**
67 Orient Drive
Sunrise Beach
 4  3  2  655m² | House






Sold date: 18 Oct 2024 | Distance: 0.7km

4

 **\$4,625,000**
56 Orient Drive
Sunrise Beach
 4  3  2  735m² | House

Sold date: 08 Nov 2024 | Distance: 0.6km

8

 **\$3,615,000**
30 Netherby Rise
Sunrise Beach
 3  2  2  712m² | House

Sold date: 18 Oct 2024 | Distance: 0.4km



Reed & Co. Charity Gala

In a powerful demonstration of community, compassion and purpose, Reed & Co. Estate Agents hosted their 2025 Charity Gala on Saturday, 21st June at the Sofitel Noosa Pacific Resort.

Together with the 2025 6 Peaks in 1 Day Challenge, the Noosa Community has raised an outstanding \$279,271.19, funding 18 vital pieces of paediatric medical equipment in collaboration with the Loyal Foundation and Humpty Dumpty Foundation. These 18 pieces of equipment are expected to save the lives of hundreds of children annually across regional Queensland hospitals and the Royal Flying Doctors Service.

The evening was celebrated with both elegance and impact, hosted by celebrated television personality Johanna Griggs AM, who opened the night with a heartfelt welcome followed by her warm, witty and deeply personal messages and front-line experiences as a Patron of Humpty Dumpty Foundation throughout the evening. The black-tie affair featured guest speakers Jacqui Cooper and Kurt Fearnley AO, with a special appearance from tennis legend Ken Rosewall AM MBE.

The evening brought together 127 guests united by a single, powerful purpose, to improve the health outcomes of sick children in hospital.

Early in the evening, Reed & Co. Estate Agents Founder and Director, Adrian Reed announced on behalf of the 2025 6 Peaks in 1 Day competitors the purchase of two pieces of vital paratactic medical equipment; a Sonoscope X5 Ultrasound System for Noosa Hospital (\$42,350), and a Giraffe Resuscitation System for Sunshine Coast University Hospital (\$17,480).

“

To witness this level of generosity, year after year, is humbling. Our community continues to show up with heart and purpose. This Gala, alongside our 6 Peaks Challenge, is proof that together, we are literally saving lives.

Adrian Reed

Guests enjoyed a three-course dinner, a high-energy Live Auction, and powerful addresses from Jacqui Cooper and Kurt Fearnley AO. Sharing a deeply personal story from a recent emergency department experience with his young daughter, Kurt reminded the audience, “the equipment purchased tonight is to make sure that a kid doesn’t fall through the cracks. And when you’re one of the ones feeling like you’re about to fall through that crack...



...that crack is a void. That crack is your universe. So thank you for everyone who's been able to make sure that that crack gets filled a little bit."

In an inspiring show of community spirit, 20 local businesses contributed to the Live Auction, raising \$54,200, while the Charity Raffle of a Primavera 50 Vespa Scooter (generously sponsored by Scooter Style Noosa) delighted a local couple. The Lucky Door Prize kindly donated by Leskes Jewellers was spontaneously regifted to the Live Auction, adding a further \$1,800 to the evening's total.

Throughout the evening, guests had the opportunity to purchase directly from the Humpty Dumpty Wish List, resulting in the funding of 18 critical pieces of medical equipment now bound for hospitals including Noosa, Gympie, Hervey Bay, and Sunshine Coast University Hospital.

Dr Michael Muller, Director of Emergency at Noosa Hospital, underscored the vital need for these resources.

“

Often you find you're in a situation where demand exceeds supply. This is where organisations like Humpty Dumpty come in. Paediatric medical equipment is expensive, specialised, and fragile. Even with regular maintenance it needs upgrading, especially as technology evolves.

Dr. Michael Muller

Reed & Co. Estate Agents are grateful to facilitate this impactful evening however, this incredible result belongs to the local individuals and businesses who gave, showed up, or shared in our vision. This is proof that collective care can lead to extraordinary outcomes.



Scan the QR code for more information.



Adrian Reed
Founder & Director
0409 446 955
adrian@reedandco.co



Kate Cox
Licensed Estate Agent
0438 695 505
kate@reedandco.co

Reed & Co.

Our Team

Reed & Co. is a brand built on values, authenticity and local heritage.

“

Reed & Co. is built on a multi-generational and long-standing passion and commitment to Noosa.

Adrian Reed

With proven ability to achieve extraordinary results in the most desired sectors of the Noosa property market, and an indivisible reputation based on building long standing relationships, Reed & Co. is the smart choice property partner.

Marketers in a digital world, engaging consumers long before they become buyers. Great teams drive great results and we are

partnered with the best talent in Noosa, delivering exceptional service to buyers and sellers alike.

Combining youth & enthusiasm with multi-generational experience, we hold over 80 years of real estate experience combined, principally in Noosa but also nationally throughout the southern states. This thorough involvement within the industry gives us tremendous insight into the local market, the previous trends, current movements & future forecasts. We may not be the biggest agency, but we have the highest performing agents, and we are the fastest-growing real estate agency in Noosa.

We collaborate with world-class partners to ensure we're able to deliver a complete end to end service to our clients. Our culture of collaboration is possibly what sets us apart from our competitors more than anything else.



Monique Sommer
Licensed Estate Agent
0433 641 158
monique@reedandco.co



Mark Hodgkinson
Licensed Estate Agent
0409 484 159
mark@reedandco.co



Chris Roche
Licensed Estate Agent
0424 610 414
chris@reedandco.co



Alexander Payne
Licensed Estate Agent
0407 194 146
alexander@reedandco.co



Andrew Gillespie
Licensed Estate Agent
0414 680 512
andrew@reedandco.co



Donna Taylor
Licensed Estate Agent
0414 554 214
donna@reedandco.co



Tony Cox
Sales Estate Agent
0402 003 773
tony@reedandco.co



Erin McCartin
Sales Estate Agent
0432 909 808
erin@reedandco.co



Megan Brooks
Sales Estate Agent
0402 082 029
megan@reedandco.co



Bianca Pascoe
Office Manager
07 5323 0101
bianca@reedandco.co



Lucy Lyons
Marketing Manager
07 5323 0101
lucy@reedandco.co



Molly Thompson
Administration
07 5323 0101
sales@reedandco.co

